

# **19VARIANCE1046**

## **Triple Crown Court Variance**



**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Zach Schwager, Planner I  
June 17, 2019**

# Request

- **Variance:** from City of Middletown Development Code table 5.3.1 to allow a structure to encroach into the required rear yard setback.

Location	Requirement	Request	Variance
Rear Yard	25 ft.	3.3 ft.	21.7 ft.

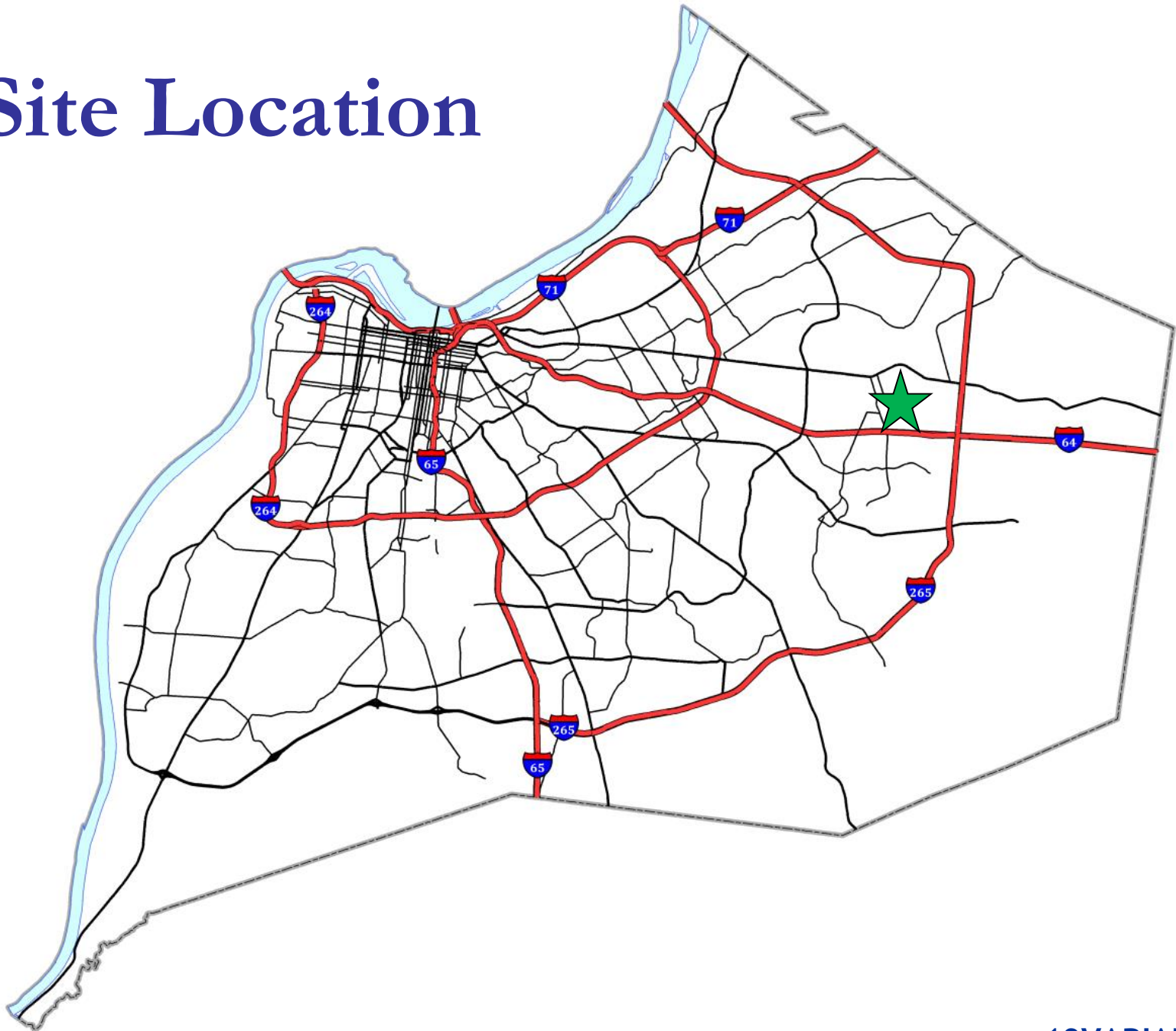
# Case Summary / Background

- The subject property is located in the Belmont Park Section 2 subdivision in the City of Middletown and contains a one-story single-family residence.
- The applicant is proposing to add a garage and additional living space that will encroach into the rear yard.

# Case Summary / Background

- The applicant is proposing to add windows to an existing screened in porch, which would add this existing area to the gross floor area of the home.
- There is no proposed addition that will add to the footprint or gross floor area.

# Site Location



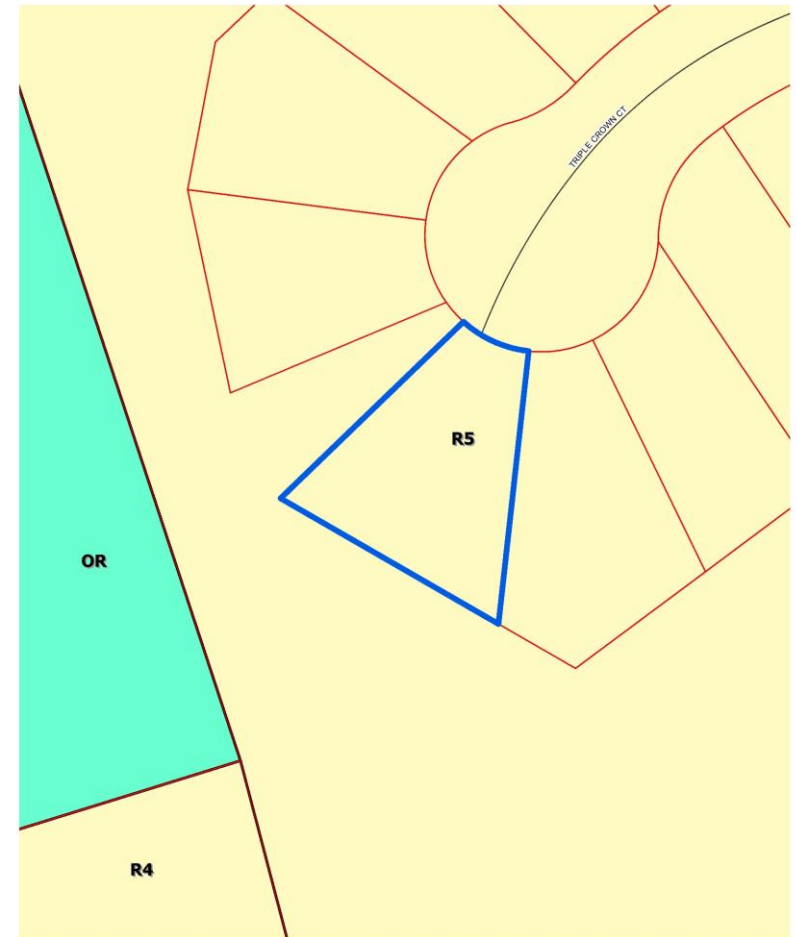
# Zoning/Form Districts

## Subject Property:

- Existing: R-5/Neighborhood

## Adjacent Properties:

- North: R-5/Neighborhood
- South: R-5/Neighborhood
- East: R-5/Neighborhood
- West: OR/Neighborhood



12102 Triple Crown Court

feet

30

Map Created: 6/12/2019



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COUNTY METROPOLITAN SEWER DISTRICT (MSD),  
LOUISVILLE WATER COMPANY (LWC),  
LOUISVILLE METRO GOVERNMENT and  
JEFFERSON COUNTY PROPERTY VALUATION  
ADMINISTRATOR (PVA). All Rights Reserved.



# Aerial Photo/Land Use

## Subject Property:

- Existing: Single-Family Residential
- Proposed: Single-Family Residential

## Adjacent Properties:

- North: Single-Family Residential
- South: Single-Family Residential
- East: Single-Family Residential
- West: Commercial



12102 Triple Crown Court

feet  
30

Map Created: 6/12/2019

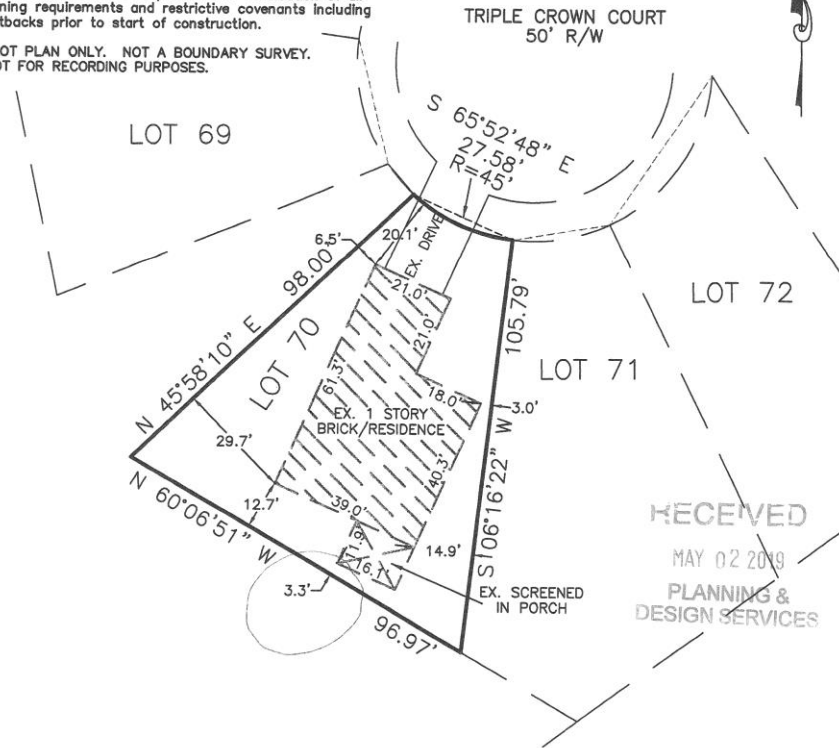


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# Site Plan

NOTE: This document does not constitute a boundary survey and is subject to the inaccuracies that a subsequent boundary survey may disclose. The information shown on this PLOT PLAN shall not be used to establish any fence, structure or other improvements (other than shown hereon). The linear and angular values shown are based on the deed of record and the information shown has not been verified unless noted. The builder is responsible for verification of all zoning requirements and restrictive covenants including setbacks prior to start of construction.

PLOT PLAN ONLY. NOT A BOUNDARY SURVEY.  
NOT FOR RECORDING PURPOSES.



## PLOT PLAN

DRAWN	DATE	LOT 70 BELMONT PARK
	4/19/19	GREGORY & DEIDRA ARENDS
APPROVED	DATE	12102 TRIPLE CROWN CT
		LOUISVILLE, KY 40243
SCALE	SHEET	PROJECT NO.
1" = 30'	1 of 1	

**ALAN HARTLEY LAND SURVEYS**

3612 BURKLAND BLVD, SHEPHERDSVILLE, KENTUCKY 40185  
PHONE: 502-957-7748 E-MAIL: ALAN@HARTLEYLAND.COM



# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property



# Conclusion

- The variance request appears to be adequately justified and meets the standard of review.



# Required Action

- **Variance:** from City of Middletown Development Code table 5.3.1 to allow a structure to encroach into the required rear yard setback. Approve/Deny

Location	Requirement	Request	Variance
Rear Yard	25 ft.	3.3 ft.	21.7 ft.